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FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$575.00

MW

GENERAL WARRANTY DEED

Excise Tax: \$575.00

Tax Parcel ID No. 9874-27-1283 AKB Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee at 241 St. Mary's Road, Hillsborough, NC 27278

This instrument was prepared by: Ralph M. Hill, Jr. PO Box 121 Hillsborough, NC 27278

Brief description for the Index: Lots No 4 and 5 A.S. Mitchell Subdivision

THIS DEED, made this the 20th day of May, 2015, by and between

GRANTOR: Betty C. Carroll, whose mailing address is 175 Haywood Drive, Advance NC 27006.

GRANTEE: Daniels Real Estate, Inc., whose mailing address is 206 Franklin Adams Road, Efland, NC 27243.

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the Town of Hillsborough, County of Orange, State of North Carolina, more particularly described as follows:

See attached Exhibit "A".

The property address is 241 Saint Mary's Road, Hillsborough, North Carolina 27278.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 194 Page 391, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 26.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in



EXHIBIT "A"
Legal Description

BEGINNING at a stake on the North side of the Oxford Road, the Southeast corner of Lot 3 of the Subdivision hereinafter referred to, and running thence with the said Oxford Road in a Northeastern direction 57.2 feet to a stake; thence in a Northern direction 186.16 feet to a stake, the Southeast corner of Lot No. 7; thence with the line of Lot No. 7 in a Western direction 54 feet to a stake, the Northeast corner of Lot No. 3; thence with the line of Lot No. 3 in a Southern direction 206.22 feet to the place or point of beginning; and being known as Lot No. 4 on the plat of A.S. Mitchell Subdivision and reference is hereby made to said plat which is recorded in the office of the Register of Deeds of Orange County in Book 3, at Page 26.

BEGINNING at a stake on the North side of the Oxford Road, the Southeast corner of Lot No. 4 of the Subdivision hereinafter referred to, and running thence with the line of Lot No. 4 in a Northern direction 186.16 feet to a stake, the Southwest corner of Lot No. 6; thence with the line of Lot No. 6 in an Eastern direction 56.2 feet to a stake; thence in a Southern direction 166.1 feet to a stake in the North side of the said Oxford Road; thence with the said Oxford Road in a Southwestern direction 60 feet to the place or point of beginning, and being known as Lot No. 5 on the plat of the A.S. Mitchell Subdivision and reference is hereby made to said plat, which is recorded in the office of the Register of Deeds of Orange County in Book 3, at Page 26.

The above lots are and shall remain combined as PIN#9874-27-1283.
Reference is hereby made to Deed from Emma P. Maddry, widow, to Larry W. Carroll and wife, Betty C. Carroll dated July 1, 1963, recorded in Deed Book 194, Page 391, Orange County Registry.

PIN: 9874 27 1283